

20150211000045370
02/11/2015 01:33:51 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Higginbotham
2406 Blue Bird Cir
Birmingham, AL 35244

GENERAL WARRANTY DEED
With right of survivorship

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty-Eight Thousand Five Hundred and No/100 Dollars (\$228,50000.00)** to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Harlan H. Campbell and Lynn M. Yoder-Campbell, husband and wife**, (herein referred to as **Grantors**), do hereby grant, sell, bargain and convey unto **Kenneth J. Higginbotham and Kelly Bartko Higginbotham**, (herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

LOT 5, ACCORDING TO THE SURVEY OF AUDUBON FOREST, AS RECORDED IN MAP BOOK 8, PAGE 126, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

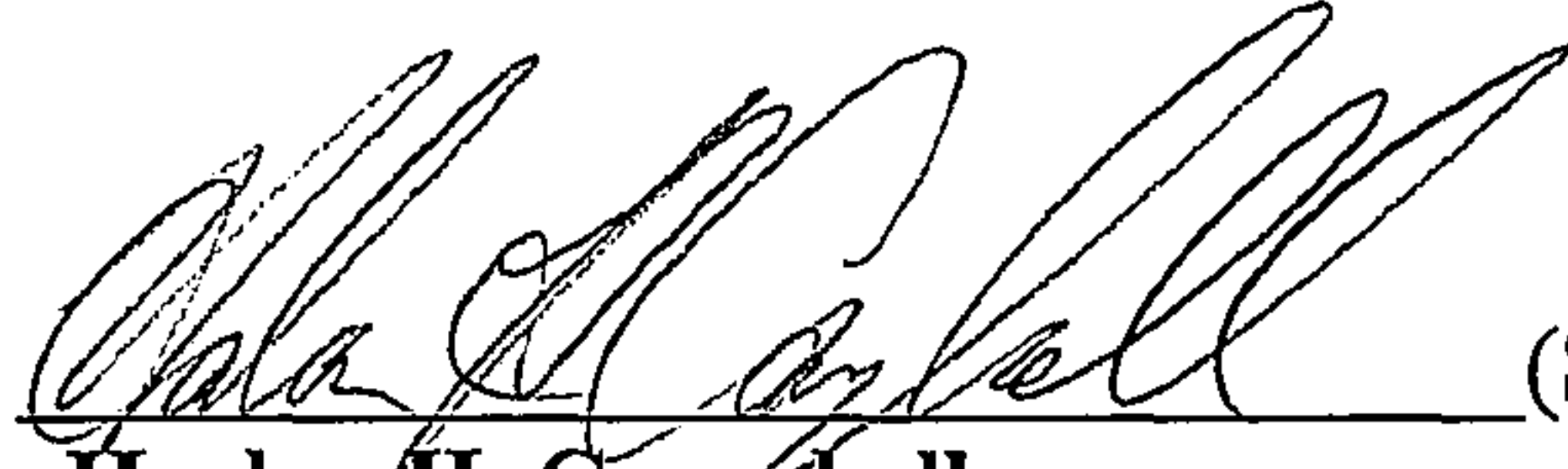
Lynn M. Yoder-Campbell is one and the same as Lynn M. Campbell.
Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

221,645.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTORS** hereunto set their hands and seals on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 29th day of January, 2015.

 (SEAL)
Harlan H. Campbell

 (SEAL)
Lynn M. Yoder-Campbell

STATE OF AL
COUNTY OF Jefferson

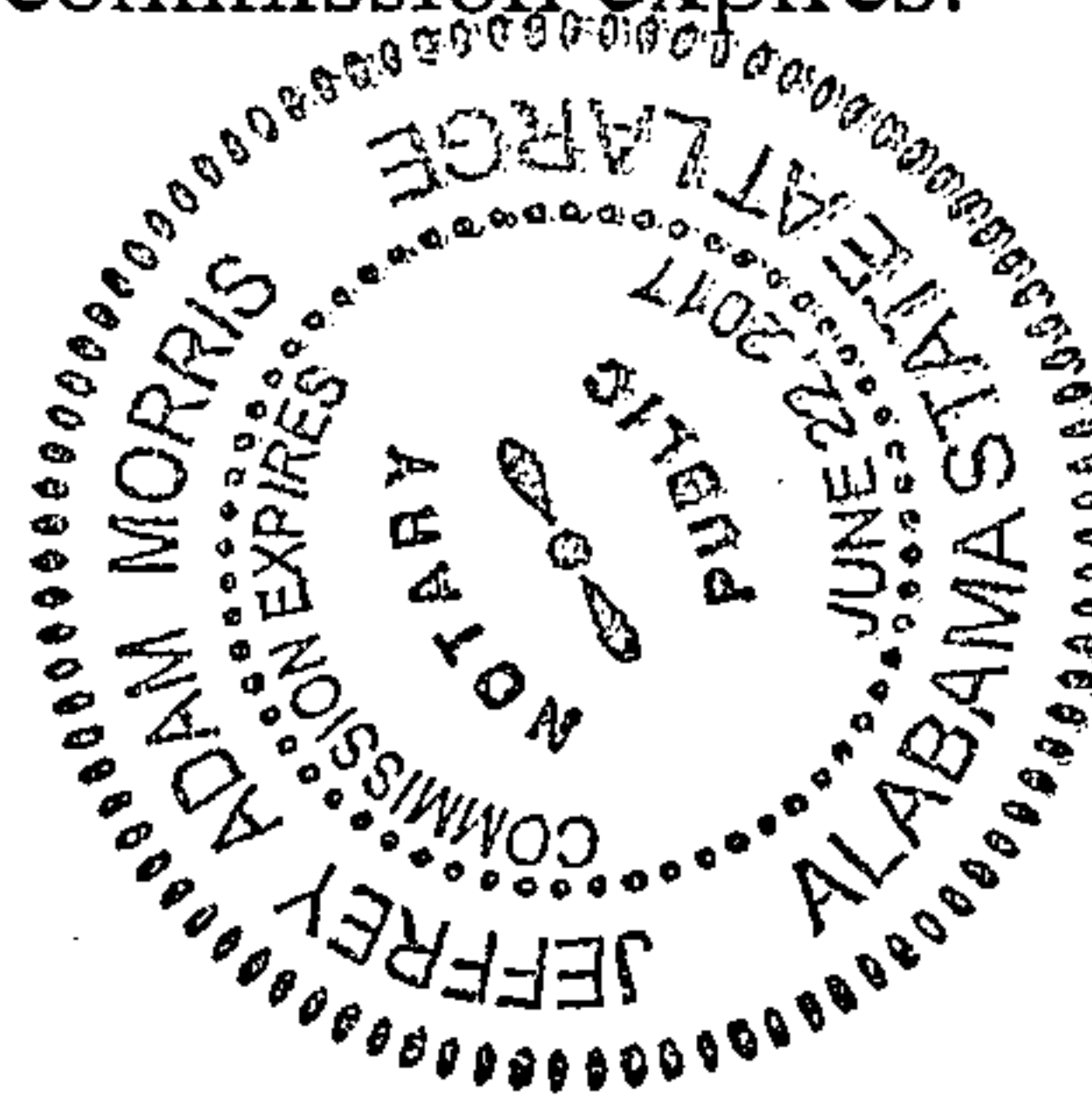
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harlan H. Campbell and Lynn M. Yoder-Campbell**, whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, 2015.

Notary Seal


Notary Public:

My commission expires:



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Hailan & Lynn Campbell
 Mailing Address 116 Woodel Cir
Madison, AL 35758

Grantee's Name Higginbotham
 Mailing Address 2400 Blue Bird Circle
Birmingham, AL 35244

Property Address 2400 Blue Bird Circle
Birmingham, AL 35244

Date of Sale 1/29/15

Total Purchase Price \$ 228,500

or

Actual Value

\$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/11/2015 01:33:51 PM
 \$27.00 CHERRY
 20150211000045370

Jeff Morris

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/29/15 Print Jeff Morris

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one